64th YEAR

RICHMOND, VA., SUNDAY, MAY 10, 1914.

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REAL ESTATE AND **BUILDING NEWS**

No Great Rushing Business and No Stagnation in Good Richmond Property.

STORY OF BOOK'S OF RECORD

Transactions in City and Suburban Dirt Numerous Enough, but Small in Dollars.

Summing up all of the testimony of a large number of agents and other men who are deeply interested in real estate and keep an eyo on the situ-ation all the time it may be said that ation all the time it may be said that for the past week there was no rushing business in the real estate realm, either within the city limits or out in the suburbs or even in the far country where sales and deals, when there are any, are confined to farm land. The real estate market is quiet, but by no means stagnant. The court records show that it is no and that all of the agents are doing some business. These records show that from Monday morning up to Friday afternoon 167 deeds were placed upon record in

167 deeds were placed upon record in the Chancery Court of the city of Fichmond. In the court of Henrico County, where all of the deeds to suburban property on the north side of the river are recorded, ninety were placed upon the pooks, and about the placed upon the books, and about the same number went to record in Fart II., of the Hustings Court in South Richmond. All of these deeds do not represent sales of realty, but a large majority of them do. FIGURES SHOW THE

INDIVIDUAL VALUES WERE SMALL.
The records further show, when the tax assessment on them are laboriously figured out, that but very few of the deeds represent sales that amounted to over \$5,000 or \$6,000. Perhaps the average was about \$4,500. Thus it may be seen, after practicing a little in mathematics, that the sales for the week, while numerous enough. r the week, while numerous enough, octed up but a little more than \$110,ob. Of course, there were some sales ade that the clerks of the courts ad not heard from by Friday night had not heard from by Friday hight last, and there were numbers of transactions partially agreed upon, and other numbers "hung upon the string" for future development. And so, on the whole it cannot be said that the real estate market is stagnant or even especially dull.

There, may have been some deals on the larger order that have not yet reached the deed recording stage, but if there were the agents interviewed did not tell about them.

did not tell about them.

Julian C. Anderson & Co., who make a specialty of suburban property, report some activity in that line. They sold the tract of land just north of the city, known as the Carrington property, which brought nearly \$1,500 an acre; a home in Ginter Park, and some twenty-odd scattering lots in Ro-land Park. Gluter Park and Eattery Court. They have secured the sales gency for the Brightwood property, which is located on the Brookland Lark Boulevard, between North and

builders are conferring with the con-tractors about work new going on, and about contracts for homes to be built this spring and summer in various parts of the city and in the suburbs, especially the latter. In all of the suburbs the sound of hammer and saw is being heard in every direction.
As evidence of this activity in small home building, one of the leading real estate agents tells me that during the loans to home builders on realty se-curity. His loans for the week, he said were close to \$75,000, and varied in amount from \$250 for repair work

to \$10,000 for much more extensive MORTGAGE TAX AND FEES MUST COME DOWN
The Richmond Real Estate Exchange continuing its activity in the good work of getting the tax on mortgages and deeds reduced to what is considered the proper figure. It will be remembered that a bill, inspired by the exchange, providing for this reform was introduced in the last Logic lature, but was referred by that aggregation of wisdom and statesmanship to the State Tax Commission, which been provided for by of Assembly. The commission is now hard at work, and real estate mer

is daily receiving leters of about It. In this connection a letter just received by the Secretary from C. F. Laughlin, of Cleveland, O., the chairman of the taxation committee of the National Association of Real Estate Exchanges, will prove interesting.

and exchanges in all parts of the coun-

try are interested in that work. Sec-

retary Boykin, of the Richmond Ex-

The letter was in answer to one written to the chairman by Secretary Boykin. It is as follows: "To answer your inquiry in full would involve the preparation of quite comprehensive table, but I might say in general that the following States have laws which exempt mort-

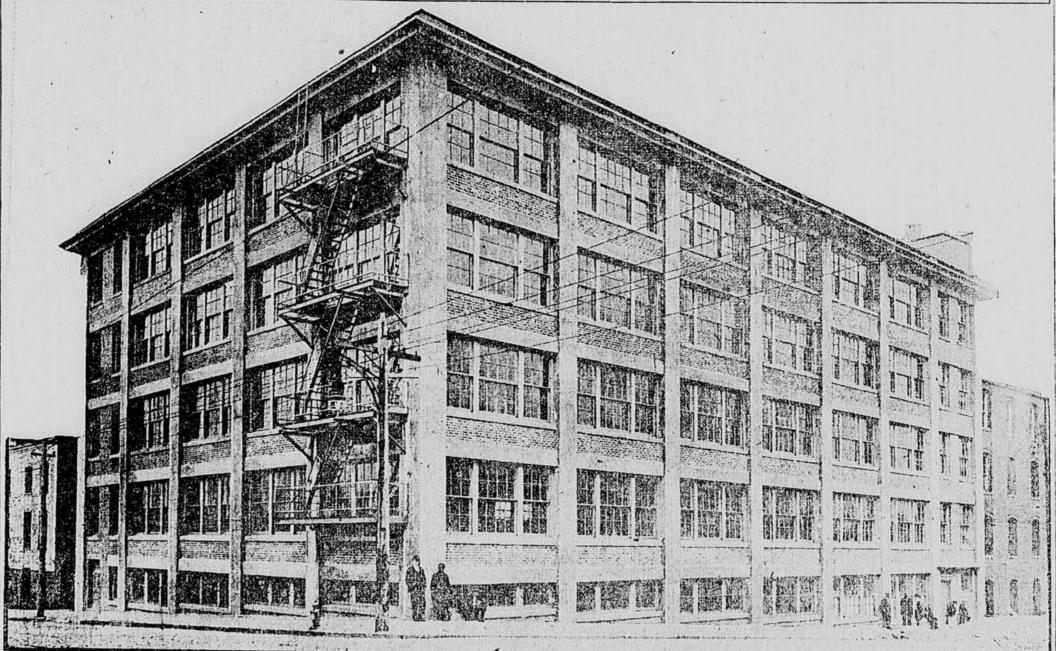
STATES CHARGING ONE-

gages from taxation, except in so far as a recording tax is concerned: New York, Massachusetts, Connecticut, Michigan, Colorado, Wisconsin, Kansas, Delaware, Florida, Idaho, Louisiana, Minnesota, Maine, New Jersey, Okla-homa, Utah, West Virginia and Wash-

There is some variety as to the amount of recording fee in these various States, but in most instances the fee is one-half of 1 per cent. In New Hampshire and Vermont they have law which exempts from taxation il mortgages bearing interest at 5 per cent or less. In a number of other States the question is being actively agitated and we feel very confident that this reform will be indorsed into

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RICHMOND HAS BECOME SHOEMAKING TOWN



BETTER HIGHWAY TO THE MOUTH OF JAMES RIVER

Country People Start Movement for Auto Road From Richmond to Newport News.

THE CHICKAHOMINY ASSOCIATION

Highway Building Organization Inspired by Rural School Teacher-To Make Route Shorter and Better.

The teacher of the Mt. Pleasant School, near Roxbury, Va., several weeks ago announced to some of her which is located on the Brookland Lark Boulevard, between North and Chamberlayne Avenues, and expect to have big sale day within a week or ten days.

Hardin K. Bache, a well-known real estate man, is now with Anderson & Co.

SOME ACTIVITY AMONG

BUILDERS OF MODEST HOMES

The contractors and house builders report building operations fairly active. It is true that nobody is making contracts for the erection of skyserapers of any other kinds of very costly business houses, but the home builders are conferring with the convenience to the natives along its

convenience to the natives along its way,
This work is yet in its infancy, having reached its present proportions in a little more than two weeks. So many substantial and energetic peo-ple have become interested that, as a result, all the people are aroused

along this road.

On the night of May 2 a meeting of Charles City and New Kent people was held in the Masonic Building at Providence Forge. The work of aid-ing and improving the roads was taken up in a systematic way. An organization was formed, to be known as the Chickahominy Highway Association, with the following officers: Fred S. Bock, president, Roxbury, Va.: W. P. Tunstall, chairman board of su-pervisors New Kent County, treasurer, Roxbury, Va., and R. E. Mountcastle, secretary, Providence Forge, Va.

NEW ROAD FROM RICHMOND DOWN TO NEWPORT NEWS The work that this association is undertaking for this year will be de-voted chiefly to one piece of road. The plan is to begin at the Henrico line, in Charles City County, three miles west of Roxbury; thence across the long bridges to Mountcastle, by way of Providence Forge, Windsor Shades Walkers and Diascund, where it a good dirt road to Toano, Will burg and on to the macadamized road into Newport News.

The starting point on the Henrico e reached by four different from Richmond, viz.: the Darbeytown Road, the Fort Lee Road, the Seven Pines Road and the New Market Road; the latter, leading by Curl's Neck, being the longest route. The difference in the distances between the Darbeytown Pines Road is not over one and onehalf miles, but undoubtedly the best road furing bad weather is the Pines Road, for the reason that it is nearly all macadamized to the Henrico line, and will be con midde of the summer. will be completed by the

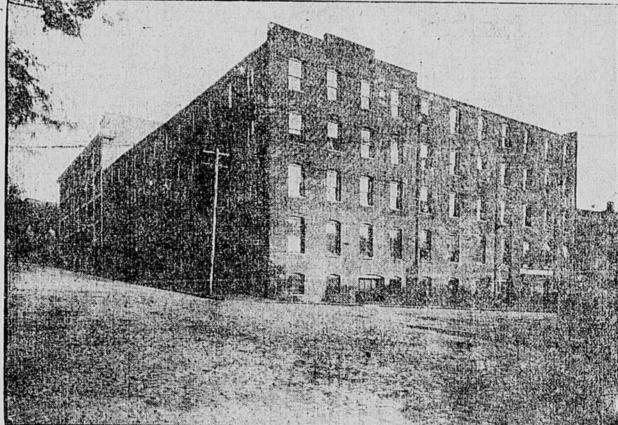
From the Henrico line to Roxbury the road is in fair condition for automobiles now; from Roxbury to Providence Forge, the road is in bad Providence Forge, the road is in bad condition, but is being improved at this time by private subscription, aid-ed by the Board of Supervisors. A BIG WORK BY

DETERMINED PROPLE This work is no small undertaking. but the people are not going to be discouraged, showing their willingness to ald with their money and work. The Chickahominy Association is asking all who are interested in a better road and a shorter route from Newport News to Richmond to aid in this work with their money and labor.
One hundred dollars was raised by

the people in the neighborhood of Rox-bury and from a few Richmond tourtry to have an amendment to the lists, aided by a like amount from the Constitution in order to permit of supervisors, and the bad places in the (Continued on Fifth Page.)

(Continued On Fifth Page.)

VIRGINIA SHOE FACTORY



COLUMBIA SHOE FACTORY

SEDUCTIVE CIGARETTES INVADING ALL OF CHINA

Immense Demand There Not Supplied. Big Companies Planning Expansion to Interior.

VIRGINIA - CAROLINAS GET IN

Manufacturers of Cigarettes Must Come Here for the Bright Weed to Make the Goods.

From every quarter comes confirma

tion of the statement frequently made in this paper that the consumption of the bright tobacco that grows to per-tection only in Virginia and the Carolines is increasing more rapidly than the planters of these States can grow Tobacco interests all over this coun-

try, especially in Virginia and the Car-olinas, are now much interested in the well authenticated report that the British-American Tobacco Company influential tobacco men in the country, in commenting on the report the day, said to the Wall Street

the British-American Tobacco Com-pany. This concern has already done a big business in China, but while the returns have been large, they sim-ply represent operations along the coast. Up to this time it has been all as c coast. Up to this time it has been all the company could do to take care of the coast business without going in land, although plans have been lai land, although plans have been hald for some time looking toward busi-

ness expansion in the Chinese empire. "It is a peculiar fact that the big reiness done by the British-American of the 'penny' variety; that is, on the of the penny variety; that is, on the business of selling parts of a box of cigarettes. There is a big demand among the Chinese for cigarettes on this basis, and the British-American Company would find China an Immensely profitable field, even if it did penny basis." INSIDE WORKINGS OF THE

BIG TOBACCO COMPANIES According to the same paper, this report of expansion by the British-American Company leads to discus-

VIEWS AND NEAR VIEWS;

HINTS AND SUGGESTIONS

BY FRANK S. WOODSON, Industrial Editor.

Industrial Editor.

This column is open to contributors who have something to say of a suggestive nature, and who are willing to make hints and suggestions looking to the better development of the good old States of Virginia, West Virginia and North Carolina, and who can hold their suggestions down in any one issue to from 150 to 200 words. Such communications, addressed to the Industrial Editor, will receive prompt attention.

Business Outlook. Western papers are telling us that there yet remains in that region comments are more gloom, and the same has a wave, the same has a wave, the same has a wave to be same has a wave has a wave to be same has a wave has a wave has a wave has a Western papers are telling us that there yet remains in that region con-Journal:

'China offers a wonderful field for men in nearly every line report sales up to those of the corresponding week up to those of the corresponding week

SALES OF LEAF TOBACCO IN NUMEROUS MARKETS

Crop of 1913 Holding Out Better Than the Prophets Have Been Predicting.

DANVILLE IS OUTDOING PISELE

Much Larger Sales Than for Same Period of Last Year and Better Average Prices Paid

The deliveries of leaf tobacc auction sale in the warehouses of the Virginia and North Carolina markets continue to dwindle as the season wears away, and yet the sales in some of the markets, Richmond for instance, were larger last week than the warehousemen had expected. In fact, a month or six weeks ago they freely predicted that the crop of 1912 would be sold entirely out by the first day

RICHMOND-MADE SHOES GO ALL OVER THE COUNTRY

I'wo Immense Factories That Some People Have Overlooked-Model

Shoe Shops. CAPITAL

the Lakes to the Gulf and From

A prominent business man of Rich end once said to me, and it was not very long time ago, that half of Richmond did not know what the other half was doing in a business way. It was plain to this man of business that he had given the reason for so many croakers who lived and moved and had their being in this good old town at that time. They (the croakers and kickers) were in the habit of belittleeg Richmond and its commercial and industrial importance, and were doing it because they were ignorant of the offairs of their own city. The Industrial Section has been furnishing a great deal of information about Richond's commercial and industrial affairs, and one good result is there are now fewer croakers and kickers hereabouts than there were at the time the man of business made the ren They have been learn-

ing seme things. But, even to-day there is some ig-norance regarding Richmond's importance as a manufacturing town, due perhaps to the fact that Richmond is great deal larger than it used to to be, and is growing so fast and so many new industries are bobbing up it is a little difficult for all the people to keep track of its growth. A CASE IN POINT-

OUR SHOEMAKING INTEREST A week ago there appeared in the Views and Near Views column of this section a statement that within the last year Richmond had taken from Boston a large shoe manufacturing plant; that the Boston concern, which ad Intended to build an enermous factory in East Boston along with one already in operation, changed its mind after investigating the advantages of Richmond, and built the new and larger factory here, and from that faclarger factory here, and from that taclarger factory here, and from that taclitelligence and energy—latent energy
perhaps, but it is here watting to be
developed.

This region has no railroad. Our
mearest one is at West Point, twenty
mise away, and almost inaccessible on
account of bad roads, and twenty miles
is, of course, too far to haul produce,
even had we turnpikes. It is a matter
of fact that good men have come to

TOWN OF URBANNA, ON RAPPAHANNOCK

Wants to Hook On to Richmond, but Baltimore Has It Fast.

RAILROAD WILL CHANGE IT ALL

So Near, Yet So Far-Richmond Can Get There Easy Enough.

BY Dit. J. B. HODGKIN. Urbanna, Va., May 9.—The tourist who enters the mouth of the Rappa-

Urbanna, Va., May 9.—The tourist who enters the mouth of the Rappahannock comes into historic land. The river here is five miles wide, a long estuary of the Chesapeake, with 120 miles of tidewater. For many miles it is a great stream, with deep water and many creeks entering it from alther side. Almost all of these are of historic interest, all of them are associated with ante-Colonial days, and containing many relies of days long gone by.

One of these creeks, Urbanna Creek, needs a better description and a wider published history than perhaps has ever been given it. Urbanna Creek is about fifteen miles from the broad mouth of the Rappahannock, on the south side of the river, and is so landlocked that one might readily pass by on a steamer and fail to see it. The steamer winds in between a long breakwater, rounds a long point that glinest incloses the creek, and then, as suddenly widens into a broad, deep water. One sees on the bank, and on the shore of the river as well, a little town with a history, Back, far back in the dawn of the settlements on the Virginia coast, John Smith first saw and wrote of the river and its creeks, and it is a tradition that John Paul Jones was a frequent visitor here, and that he sought refuge with his ship in the waters of this creek—a shelter not easy to discover. Mr. Armistead Gordon has a very pretty romance located here, and makes Jones the principal hero.

URBANNA AND SURROUNDINGS

IN THIS TWENTIETH CENTURY There early settlements were, Course, English, and naturally took course. English, and naturally took English names, and so we have for county names Middlesex, Essex, Lancaster and many others imported with the emigrants. This little town was settled in the year 1673. Around it cluster many English names, names of men famous in prerevolutionary days, and a long list of there might be written. But the object of this letter is other than to print old records. It is with the present I prefer to deal.

We have here a town of some 500

with the present I prefer to deal.

We have here a town of some 500 people, most of them well to do, certainly much better off than the malority of those living in the interior. Each man owns his home, there being scarcely a rented house, and these houses bear evidence that the owners are prosperous. We have fine sidewalks, an abundance of pure water from a well 700 feet deep, which flows so freely that the waste water pumps the tank full so that no other force is needed to keep up an abundant supply, and we have this water in almost all homes, with baths, sewerage and all homes, with baths, sewerage and other modern conveniences. Electric lights illuminate most of the dwellings, stores and streets, and one gets some idea of the local business from the

fact that there are about a dozen stores, some of these big ones.

In the adjacent country, and within a radius of twelve miles are other stores, making, with those in the town, SOME IMPORTANT PACTS

And now I come to what I wanted And now I come to what I wanted to say at first. All these stores are supplied from Baltimore. True, there is a steamer plying between this port and Norfolk, but this makes only one trip a week, so that not much dealing with that Virginia city is done. Baltimore gets the trade, all our produce—and there is much of it—is shipped to Baltimore, all our supplies are furnished by that city, and so we seem simply an adjunct of Baltimore, dependent on her for our market. There is a steamer nearly every day from either this wharf in the creek or from the one known as West Urbanna, a mile or one known as West Urbanna, a mile or so away. At most of the wharves bethe river there is a steamer every day, and, indeed, two a day going and com-

This is a wonderfully fertile valley. The soil is kindly, producing in abundance almost everything grown on the coast. Our fishing interests alone are a source of wealth. Oysters and fish abound, and the Rappahannock oyster

has a flavor unsurpassed.

Why does not our country flourish? It has every natural advantage-advantage of location, of fertile soil, of a population much above the average in

cf it.

There is no mistake about it. The of fact that good men have

(Continued On Fifth Page.)